

7/17/06 - Monday, July 17, 2006

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of July 17, 2006

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Vande Loo, Larson, Kaiser, Davis, FitzGerald, Kayser, Waedt, Ms. Kincaid

?

Staff Present: Messrs. Tufte, Reiter, Amundson

The meeting was chaired by Mr. Levandowski.

1. CONDITIONAL USE PERMIT (CZ-0619) - Tavern, 405 Water Street

Jeremy Kachmar has submitted a request to allow the sale of beer and wine at the Nucleus Caf   at 405 Water Street. The request is for beer and wine sales for private parties and special events only. The existing use of this property is a restaurant that desires to sell a "limited" amount of alcohol for certain times/events. Mr. Kachmar has met with both the Water Street BID and the neighborhood association.

Mr. Tufte reported that Mr. Kachmar has submitted a plan of how the business would be managed, and the requested hours are from 10 am to 12 am, Wednesday through Sunday.

Paul del Torto, owner of the Pioneer Bar, spoke with concerns about limiting the occupancy and the hours of operation of the license. The capacity of the restaurant is 89.

Mr. Vande Loo moved to approve the request based on the submitted plan of operation, including the hours and days of operation. Ms. Kincaid seconded and the motion carried.

2. CONDITIONAL USE PERMIT (CZ-0620) - Garage, 106 Hickory Lane

Melodie and Larry Glenn have submitted a request to allow a detached garage in excess of accessory use standards for a 23' high garage at 106 Hickory Lane. There is an existing residence on site. The lot is large and heavily wooded and screens the proposed garage. The owners stated they will use the garage for storage and vehicle parking.

No one appeared in opposition.

Mr. Kaiser moved to grant approval. Mr. Waedt seconded and the motion carried. Mr. Levandowski abstained.

3. DRIVEWAY SURFACE WAIVER (DSW-01-06) - Parking Lot, 415 2nd Avenue

Ed Garlick has submitted a request for a temporary driveway surface waiver for a parking lot next to 415 2nd Avenue. Previously he had placed a graveled parking lot on this property this spring for his adjacent duplex. This parking is not required, as the duplex has a "grandfather right". A letter from the Historic Randall Park Neighborhood Association was presented not objecting to the lot but requesting additional screening.

Mr. Garlick did not appear.

Ms. Kincaid moved to approve the waiver with the conditions listed in the staff report. Mr. Kayser seconded. Mr. Larson moved to amend the motion to include additional screening as requested by the neighborhood. Mr. Kayser seconded and the motion carried. Commissioners Kincaid and Vande Loo voted no. The amended motion then carried unanimously.

4. FINAL PLAT (P-12-06) - Bullis Farm Addition, Keystone Crossing

Ayres Associates have submitted the final plat for Bullis Farm Addition located at the southwest corner of Keystone Crossing and Commonwealth Avenue. The final plat is consistent with the General Development Plan and zoning of this area. The plat creates 10 lots for commercial development with C-3P zoning. There are additional conditions requested by Public Works for easements to I-94.

Evelyn Fernading, Ayres Associates, appeared in support. She noted that the upper area above the conservancy slopes was originally planned for multi-family development, but the developer may chose to leave this area vacant since the developable land is very narrow.

Mr. Vande Loo moved to recommend approval with the conditions listed in the staff report, with the additional conditions from the City Engineer regarding easements for utilities. Ms. Kincaid seconded and the motion carried.

5. SITE PLAN (SP-0626) - Office Building, Golf Terrace

TEC Design has submitted a site plan for an office building to be located at 4410 Golf Terrace. The site plan shows a 22,928 square foot, two-story office building. Sixty-five parking stalls are required and 85 are provided. The parking is divided into two lots; the northern lot is at a higher elevation and enters the second floor, and the lower lot enters the ground floor.

Ms. Kincaid commented on the larger supply of parking and questioned the necessity of the additional spaces.

Tim Olson, Royal Construction, responded to questions and stated the additional parking is at the request of a tenant who is concerned with sufficient parking so people are not parking in Golf Terrace. The north lot will match the lot of the adjacent office building in elevation and they are separated by concrete curbing, approximately over one foot in width. Mr. Kayser suggested additional landscaping at the east and west ends of the parking lot to break up the large size.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report, adding a fifth condition to remove the northeast trash dumpster and provide landscaping as well as the west area adjacent to the north parking lot. Ms. Kincaid seconded and the motion carried.

6. DISCUSSION/DIRECTION

A. Lechleitner CSM - Town of Washington

The City of Eau Claire has received a Certified Survey Map for property located at the southwest corner of I-94 and Hobbs Road in the Town of Washington. The applicant is proposing a 4-lot split with lots between 4 and 2 acres. The Comprehensive Plan requires 10-acre lots for property on private septic systems. The City cannot approve an exception to this policy at this time without an intergovernmental agreement with the Town. Exception can be granted but the City does not have rules/procedures for such an exception. Mr. Tufte offered several options to the Commission to begin working on such rules.

Evelyn Fernading, Ayres Associates, representing the property owner, commented on the location of the land and that it is outside the long-range sewer extension area.

It was the consensus of the Commission that staff begin preparing maps with options for impacts of various policy considerations which will be presented to the Commission for policy formulation on a township-wide basis.

B. North River Fronts Neighborhood Downzoning

At the request of the neighborhood association, persons within the neighborhood wanted to address the Commission on downzoning of the area as outlined in the neighborhood plan. Staff is recommending a change to R-MP zoning for both areas, as it will create the least number of nonconforming uses and still limit expansion of higher density uses.

Bernie Trettin, 428 N. Barstow Street, spoke in favor of the R-MP zoning for the area north of Madison Street. This will keep the low-density family style of the residential area.

Annette Dohm, 658 Galloway Street, spoke in favor of downzoning the Galloway area to R-2. She noted the number of multi-family units within the neighborhood and was concerned with the possibility of a developer purchasing several lots and building a large apartment complex.

Tammy Schrafnagel, 529 Hobart Street, stated her support for R-MP zoning in the neighborhood.

Joyce Endle, 807 Hobart Street, also spoke in support.

It was the consensus of the Plan Commission to proceed with R-MP zoning with conditional uses for multi-family structures in the Galloway area. Staff would return to the Plan Commission with wording for this downzoning at a future meeting.

C. Nonconforming Structures

Mr. Tufte reviewed with the Plan Commission a proposed ordinance amendment, which addresses nonconforming structures and eases the possibility of additions and modifications to older structures. The proposal allows for administrative variances when only a minor dimensional problem is hindering the improvement to property. Mr. Tufte reviewed the recommended standards for allowing standard variances and administrative variances.

The Plan Commission directed staff to prepare a final draft for public hearings with the changes noted at the meeting.

D. Split Zoning - Garden Street

Mr. Tufte presented the split zoning of lots on Garden Street and stated this situation is less of a concern than others in the City since the front of the lot had R-1 zoning with the residence and the rear of the lot had R-1A zoning and was vacant. It was the consensus of the Plan Commission to not do anything about this situation.

MINUTES

The minutes of the meeting of June 19, 2006, were approved.

